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32 The Lodge, Bamford Mews, Bamford



- Exceptional THREE/FOUR Bed Detached Home Set Within A Private Gated Development
 - Lounge / Separate Dining Room / Conservatory / Breakfast Kitchen
 - Down-Stair W.C / Utility Room And Office or Bedroom 4
- Master Bedroom With Four-Piece En-Suite Bathroom / Four-Piece Family Shower Room
 - Large Double Integral Garage / Driveway Providing Off Road Parking
 - Landscaped Lawned Gardens To The Front And Rear With Feature Patio Areas

Offers In Excess Of £650,000

EXCEPTIONAL THREE/FOUR bed detached residence set within a gated private development in the much sought after area of Bamford. This stunning home is set on a very large plot with a double integral garage and bound by landscaped lawned and feature patio gardens. Displaying extensive living accommodation with luxurious fittings and fixtures throughout which includes wiring for "Bang and Olufsen" sound and T.V systems, front and rear CCTV systems and alarm system with full and partial mode settings. The ground floor accommodation briefly comprises of an entrance porch and hallway, down-stair W.C, large main reception room with patio doors, separate dining room, breakfast kitchen, utility, conservatory and a useful office or fourth bedroom. A spacious one and a half feature landing leads to the bedroom accommodation and bathrooms which comprise of a stunning master bedroom with a four-piece en-suite, two further double bedrooms and a separate four-piece family shower room. Externally the property is accessed via a private tarmac road with landscaped lawned gardens to the front separated by a pathway to the entrance. There is also a resin driveway providing off road parking and access to the exceptionally spacious double integral garage. Further feature patios and established private gardens to the side and rear provide an abundance of outdoor space to relax and entertain. Situated in the prime location of Norden within the borough of Rochdale this fabulous family home is close to all convenient amenities such as supermarkets and leisure facilities, an excellent choice of well-regarded schools, transport links and the M60 motorway network.

GROUND FLOOR

PORCH

Entrance porch with "ROC" external door, tiled flooring, covered ceiling, radiator and spotlights. Open access to hallway and access to lounge.

HALLWAY

Carpeted hallway with covered ceiling and spotlights, under-stair storage with lighting and staircase rising to the first floor.

W.C

Down-stair low-level W.C with vanity wash-basin, laminated wooden flooring, part tiled walls and radiator.

LOUNGE

6.07m x 3.66m (19'10" x 12'0")

Spacious lounge to the rear aspect with a feature high vaulted ceiling, a living flame gas fire set within surround, carpeted flooring, radiator and under-floor heating. Access to the dining room and French doors leading to the south facing lawned, patio and seating areas.



DINING ROOM

3.83m x 3.54m (12'6" x 11'7")

Dining room with covered ceiling, laminated wooden flooring and radiator. Access to conservatory and breakfast kitchen.



CONSERVATORY

3.56m x 3.39m (11'8" x 11'1")

Rear aspect with full co-ordinating window and roof blinds, tiled flooring, T.V point, two double radiators and French doors leading to the south facing patio areas.

BREAKFAST KITCHEN

3.25m x 2.94m (10'7" x 9'7")

"Diane Berry" designer breakfast kitchen to the rear aspect with a range of wall and base units and work-surfaces with matching breakfast bar incorporating one and a half bowl "Franke" sink unit with "Frank Omni" 4 in 1 hot water tap, inbuilt "Bosch" food mixer with attachments, "Bosch" gas hob with stainless steel extractor above, "Bosch" double electric oven, built in microwave oven, integrated dishwasher, "Amtico" tiled flooring, wall mounted T.V point, spotlights and tall radiator. Access to utility.



UTILITY ROOM

2.98m x 1.75m (9'9" x 5'8")

Utility room to the rear aspect with a range of wall and base units with space and plumbing for an automatic washing machine and space and vent for tumble dryer, "Amtico" flooring, access to double garage and stable door providing external access.

OFFICE / BEDROOM 4

2.94m x 2.94m (9'7" x 9'7")

Office or bedroom four to the front aspect with bay window, carpet flooring, spotlights and radiator. (currently used as an office with fitted desk and units, IT and interconnect connections using BT business high speed broadband)

FIRST FLOOR

LANDING

Spacious carpeted landing with seating area, access to airing cupboard, covered ceiling, loft access to partly boarded loft with light and a one and a half level staircase incorporating a full length feature window to the front of the property.

MASTER BEDROOM

5.14m x 4.45m (16'10" x 14'7")

Fabulous master bedroom to the front aspect with a range of fitted furniture including two "walk in wardrobes" with lighting and a full length fitted and well lit storage area, matching dresser and bedside cabinets, spotlights, carpet flooring and tall radiator.



EN-SUITE BATHROOM

Luxurious four-piece bathroom suite comprising of panelled bath, separate glass screen shower cubicle with rain shower and separate shower off mixer taps, vanity wash-basin, low-level W.C., recessed mirrored storage cabinet, fully tiled walls with built in T.V, tiled flooring, spotlights and tall heated towel rail.

BEDROOM 2

4.00m x 3.28m (13'1" x 10'9")

Rear aspect with fitted wardrobes and inset dressing table and lighted mirror, carpet flooring and radiator.

BEDROOM 3

3.32m x 3.24m (10'10" x 10'7")

Rear aspect with fitted wardrobes, coved ceiling and radiator.

SHOWER ROOM

Four-piece family shower room comprising of one and a half-sized "walk in" shower cubicle with rain shower and shower off mixer taps, vanity wash-basin, low-level W.C, bidet, part tiled walls, tall radiator, downlights to ceiling, tiled flooring with night lights.

OUTSIDE

Externally the property is accessed via a private tarmac road with landscaped lawned gardens to the front separated by a pathway to the entrance. There is also a resin driveway providing off road parking and access to the exceptionally spacious double integral garage. Further feature patios and established private gardens to the side and rear provide an abundance of outdoor space including BBQ area to relax and entertain. In addition there is full external garden lighting including security lighting to both the front and rear, external electric sockets, electric awning perfect for "al fresco" dining, excellent garden storage via two substantial fully fitted/shelved lockable sheds, a quadruple bin store and Aappi/Octopus EV charger, 6 solar panels to the roof generating monetary and power surplus.



DOUBLE GARAGE

Very spacious double integral garage with two single electric up and over doors with fobs, internally accommodating full storage facilities currently housing "American" style fridge freezer and further full size fridge freezer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**



FOUR BED DETACHED

TOTAL FLOOR AREA : 2045 sq.ft. (190.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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